

ARTICLE VI. DISTRICT USE REQUIREMENTS

6-1. A-R Agricultural - Residential District.

- A. Description of District. This district is composed of certain lands and structures having a very low density single-family residential and agricultural character and designed to protect against the depreciating effects of small lot, residential development and those uses which are incompatible with such a residential and agricultural environment.
- B. Permitted Uses. The following Permitted Uses shall be allowed in the A-R Zoning District:
1. Single-family dwelling;
 2. Recreation centers and similar institutions owned by non-profit organizations so designated by the Internal Revenue Code, as amended;
 3. Accessory buildings and uses;
 4. Growing of crops and the on-premise sale of produce and agriculture, provided 50% of the produce sold must be raised on-premise. (Amended 06/26/03)
 5. Plant nurseries and greenhouses (no sales of related garden supplies). (Amended 06/26/03)
 6. Raising of livestock and the sale thereof.
- C. Conditional Uses. The following Conditional Uses shall be allowed in the A-R Zoning District provided that all conditions specified in Section 7-1 herein are met:
1. Aircraft Landing Area;
 2. Animal Hospital, Kennel (Commercial or Non-commercial), or Veterinary Clinic;
 3. Cemetery and Mausoleum (Human or Pet);
 4. Church, Temple, or Place of Worship;
 5. Church or Religious Tent Meeting;

6. Commercial Driving Range;
7. Colleges and Universities;
8. Day Care Facility (Nursery School or Kindergarten);
9. Developed Residential Recreational/Amenity Areas;
10. Farm Outbuilding and Greenhouses; (Amended 04/09/98)
11. Golf Course;
12. Home Occupation;
13. Hospital;
14. Kennel (See Animal Hospital, etc.);
15. Processing, packaging, or handling of perishable agricultural products (i.e. fruits and vegetables) which are grown on premises;
16. Rifle Range;
17. School (Private and Special), and Accessory Sports Arena, Stadium or Recreation Field;
18. Telephone, Electric or Gas Sub-Station or Other Public Utility Facilities; and
19. Temporary Carnival or Rodeo.

D. Dimensional Requirements. The minimum dimensional requirements in the A-R Zoning District shall be as follows:

1. Lot area: 217,800 square feet (five [5] acres)
2. Lot width: 250 feet
3. Floor area: 1,200 square feet

6-1.2

4. Front yard setback:

- a. Major thoroughfare:
 - (1) Arterial: 100 feet
 - (2) Collector: 100 feet
 - b. Minor thoroughfare: seventy-five (75) feet
- 5. Rear yard setback: seventy-five (75) feet
- 6. Side yard setback: fifty (50) feet
- 7.
 - a. Height limit: Thirty-five (35) feet as defined in Article III, Sec. 3-12. (Adopted 11/18/04)
 - b. The limitation on height shall not apply to agricultural structures such as storage barns, silos, or other types of structure not normally designed for human occupation except that when an agricultural structure exceeds the maximum building height the minimum distance from property lines to any building shall be increased one (1) foot for every two (2) feet or part thereof of building height over thirty-five (35) feet. (Adopted 11/18/04)
- E. Special Regulations. Prior to the issuance of development and/or building permits, a Site Plan must be submitted to the Zoning Administrator and approved by the appropriate County officials. This requirement shall apply to all Permitted Uses and Conditional Uses allowed in the A-R Zoning District except single-family dwellings; accessory buildings and uses; growing crops and the on-premise sale of produce at agricultural stands of 100 square feet or less of floor area; growing and seasonal sale of Christmas trees; plant nursery, landscape tree farm, or greenhouse operations existing prior to the effective date of June 26, 2003; and the raising and/or selling of livestock. (Amended 06/26/03)

6-1.3

6-2. **EST, Estate Residential District** (Amended in its entirety 08/11/05)

- A. Purpose. An Estate Residential subdivision is a residential subdivision where lots are

reduced in size and clustered to provide conservation area. Each Estate Residential subdivision will consist of two areas, a residential area and a conservation area. The conservation area will be protected from development in perpetuity by an easement or deed restriction. The conservation area will be utilized for approved recreation for the residents of the subdivision. The clustering of lots can result in lower infrastructure costs both for installation and maintenance. The Estate Residential Zoning District is intended for those areas designated Agricultural Residential (1 unit/5 acres) on the Fayette County Land Use Plan Map. (Amended 07/27/06)

B. Rezoning Requirements. The following is required for a rezoning request for the Estate Residential Zoning District in addition to what is normally required for a rezoning request:

1. A request for the Estate Residential Zoning District will require a Yield Plan. The number of lots allowed in a Estate Residential Zoning District will be determined by a Yield Plan which is a conventional subdivision design based on the dimensional requirements of the A-R Zoning District. This concept is referred to as Neutral Density. The Yield Plan must contain the check list requirements available in the office of the Zoning Administrator.
2. The Concept Plan required for the rezoning petition will act as the Development Plan for the development. The Concept/Development Plan, as approved, shall establish the layout and uses planned for the development. Any change in the approved Concept/Development Plan, which affects the intent and character of the development, the density or land use pattern, or similar substantial changes, must be reviewed and approved by the Board of Commissioners upon the recommendation of the Planning Commission. A request for a revision of the Concept/Development Plan shall be supported by a written statement as to why the revisions are necessary.

In addition to what is normally required on the Concept Plan, The Concept/Development Plan must include the following;

- a. A delineation of the residential area and the conservation area including the approximate acreage within each area; (Amended 07/27/06)

6-2.1

- b. Uses and improvements planned for the conservation area with the acreage devoted to each; and (Amended 07/27/06)
- c. Indicate and label existing structures to remain.

- C. Uses Permitted within the Residential Area of an Estate Residential Subdivision. The following permitted uses shall be allowed in the Residential Area of the Estate Residential Zoning District:

1. Single-family dwelling; and
2. Residential accessory buildings and uses.

- D. Conditional Uses Permitted within the Residential Area of an Estate Residential Subdivision. The following Conditional Uses shall be allowed in the Residential Area of Estate Residential Zoning District provided that all conditions specified in Section 7-1 herein are met:

1. Developed Residential Recreational/Amenity Areas
2. Home Occupation;
3. Telephone, Electric or Gas Sub-Station or other Public Utility Facilities.

- E. Uses Permitted within the Conservation Area of an Estate Residential Subdivision. The following permitted uses and structures shall be allowed in the conservation area of the Estate Residential Zoning District: (Amended 07/27/06)

1. Trails and paths (impervious trails and paths are limited to five (5) percent of the conservation area and trails and paths must comply with the Watershed Protection Ordinance in terms of impervious surface requirements); (Amended 07/27/06)
2. Picnic areas which can include picnic tables, grills, benches, playground equipment (swing sets, slides, etc.). Picnic Areas are required to be setback 50 feet from any residential property line and are limited to five (5) percent of the conservation area; (Amended 07/27/06)
3. Community gardens for the use of the residents of the subdivision only;
4. The maintenance of existing orchards and groves including the harvesting of fruit and nuts;

6-2.2

5. The maintenance of existing pastures including the harvesting of hay; and
6. The maintenance of existing farm fields used for row crops including the harvesting of crops. Said fields must be outside of watershed protection areas as described in the Watershed Protection Ordinance. All areas within a watershed protection area can no longer be used for row crops. The area

within a watershed protection area could be used in accordance with 5. above. (Amended 07/27/06)

F. Dimensional Requirements. The minimum dimensional requirements within the Residential Area in the Estate Residential Zoning District shall be as follows:

1. Lot area per dwelling unit: 108,900 square feet (two and one half [2.5] acres)
2. Lot width per dwelling unit: 160 feet
3. Floor area: 2,500 square feet (Amended 05/22/08)
4. Front yard setback:
 - a. Major thoroughfare:
 - (1) Arterial: 100 feet
 - (2) Collector: seventy-five (75) feet
 - b. Minor thoroughfare: fifty (50) feet
5. Rear yard setback: fifty (50) feet
6. Side yard setback: twenty-five (25) feet
7. Height limit: thirty-five (35) feet

G. Use of Existing Structure. The preservation of existing historic residential structures listed in the Architectural Survey of Fayette County is encouraged as these structures can be used as residences or community facilities for the subdivision. Existing residential structures used for a community facility must meet all applicable building and safety codes and will be regulated as a Conditional Use under Developed Residential Recreational/Amenity Areas. The preservation of existing agricultural structures is also encouraged as they will assist in maintaining a rural character. The

6-2.3

use of these residential and agricultural structures will be subject to the approval of the Zoning Board of Appeals in terms of nonconformance with this zoning district.

H. Conservation Area Requirements. The conservation area of the subdivision shall meet the following requirements: (Amended 07/27/06)

1. Ownership. Title to the conservation area must be conveyed to one of the following entities: (Amended 07/27/06)
 - a. A Home Owners Association that has been established according to OCGA 44-3-220;
 - b. A Conservation Trust organization approved by the Fayette County Board of Commissioners; or
 - c. The Fayette County Board of Commissioners (for conservation areas with no structures only). (Amended 07/27/06)
2. Size. A minimum of 40 percent of the total subject property must be set aside in conservation area. The conservation area described in its entirety by metes and bounds, total acreage and percentage of total subject property must be submitted to the Fayette County Zoning Department in the Final Plat stage prior to Final Plat approval. (Amended 07/27/06)
3. Permanent Protection. Each conservation area regardless of ownership must have an easement or deed restriction as approved by the county attorney filed in the records of the Fayette County Clerk of Superior Court. The easement or deed restriction shall reserve the conservation area to uses as defined herein in perpetuity. (Amended 07/27/06)

6-2.4

6-3. **R-85 Single-family Residential District.**

- A. Description of District. This district is composed of certain lands and structures, having a low density single-family character and is designed to protect against the depreciating effects of small lot development and those uses incompatible with such a residential environment.
- B. Permitted Uses. The following uses shall be permitted in the R-85 Zoning District:

1. Single-family dwelling;
2. Accessory buildings and uses; and
3. Growing crops, gardens.

C. Conditional Uses. The following Conditional Uses shall be allowed in the R-85 Zoning District provided that all conditions specified in Section 7-1 herein are met:

1. Church, Temple, or Place of Worship;
2. Developed Residential Recreational/Amenity Areas;
3. Home Occupation;
4. School (Private and Special), and Accessory Sports, Arena, Stadium or Recreation Field; and
5. Telephone, Electric or Gas Sub-Station or other Public Utility Facilities.

D. Dimensional Requirements. The minimum dimensional requirements in the R-85 Zoning District shall be as follows:

1. Lot area per dwelling unit: 130,680 square feet (three [3] acres)
2. Lot width: 125 feet
3. Floor area: 3,000 square feet

6-3.1

4. Front yard setback:
 - a. Major thoroughfare:
 - (1) Arterial: 100 feet
 - (2) Collector: seventy-five (75) feet
 - b. Minor thoroughfare: fifty (50) feet

5. Rear yard setback: fifty (50) feet
6. Side yard setback: twenty-five (25) feet
7. Height limit: thirty-five (35) feet

6-3.2

6-4. **R-80 Single-Family Residential District.**

- A. Description of District. This district is composed of certain lands and structures having a very low density single-family residential character and designed to protect against the depreciating effects of small lot development and those uses incompatible with such a residential environment.
- B. Permitted Uses. The following Permitted Uses shall be allowed in the R-80 Zoning District:
 1. Single-family dwelling;

2. Accessory buildings and uses; and
3. Growing crops, gardens.

C. Conditional Uses. The following Conditional Uses shall be allowed in the R-80 Zoning District provided that all conditions specified in Section 7-1 herein are met:

1. Church, Temple, or Place of Worship;
2. Developed Residential Recreational/Amenity Areas;
3. Home Occupation;
4. School (Private and Special), and Accessory Sports, Arena, Stadium or Recreation Field; and
5. Telephone, Electric or Gas Sub-Station or other Public Utility Facilities.

D. Dimensional Requirements. The minimum dimensional requirements in the R-80 Zoning District shall be as follows:

1. Lot area per dwelling: 130,680 square feet (three [3] acres)
2. Lot width: 175 feet
3. Floor area: 2,500 square feet

6-4.1

4. Front yard setback:
 - a. Major thoroughfare:
 - (1) Arterial: seventy-five (75) feet
 - (2) Collector: seventy-five (75) feet
 - b. Minor thoroughfare: fifty (50) feet
5. Rear yard setback: fifty (50) feet
6. Side yard setback: thirty (30) feet

7. Height limit: thirty-five (35) feet

6-5. R-78 Single-family Residential District.

- A. Description of District. This district is composed of certain lands and structures, having a low density single-family character and is designed to protect against the depreciating effects of small lot development and those uses incompatible with such a residential environment.
- B. Permitted Uses. The following uses shall be permitted in the R-78 Zoning District:
1. Single-family dwelling;
 2. Accessory buildings and uses; and
 3. Growing crops, gardens.
- C. Conditional Uses. The following Conditional Uses shall be allowed in the R-78 Zoning District provided that all conditions specified in Section 7-1 herein are met:
1. Church, Temple, or Place of Worship;
 2. Developed Residential Recreational/Amenity Areas;
 3. Home Occupation;
 4. School (Private and Special), and Accessory Sports, Arena, Stadium or Recreation Field; and
 5. Telephone, Electric or Gas Sub-Station or other Public Utility Facilities.
- D. Dimensional Requirements. The minimum dimensional requirements in the R-78 Zoning District shall be as follows:
1. Lot area per dwelling unit: 87,120 square feet (two [2] acres)
 2. Lot width: 125 feet
 3. Floor area: 3,000 square feet

6-5.1

4. Front yard setback:

- a. Major thoroughfare:
 - (1) Arterial: 100 feet
 - (2) Collector: seventy-five (75) feet
- b. Minor thoroughfare: fifty (50) feet
- 5. Rear yard setback: fifty (50) feet
- 6. Side yard setback: twenty-five (25) feet
- 7. Height limit: thirty-five (35) feet

6-6. R-75 Single-family Residential District.

- A. Description of District. This district is composed of certain lands and structures, having a low density single-family character and is designed to protect against the depreciating effects of small lot development and those uses incompatible with such a residential environment.
- B. Permitted Uses. The following uses shall be permitted in the R-75 Zoning District:
1. Single-family dwelling;
 2. Accessory buildings and uses; and
 3. Growing crops, gardens.
- C. Conditional Uses. The following Conditional Uses shall be allowed in the R-75 Zoning District provided that all conditions specified in Section 7-1 herein are met:
1. Church, Temple, or Place of Worship;
 2. Developed Residential Recreational/Amenity Areas;
 3. Home Occupation;
 4. School (Private and Special), and Accessory Sports, Arena, Stadium or Recreation Field; and
 5. Telephone, Electric or Gas Sub-Station or other Public Utility Facilities.
- D. Dimensional Requirements. The minimum dimensional requirements in the R-75 Zoning District shall be as follows:
1. Lot area per dwelling unit: 87,120 square feet (two [2] acres)
 2. Lot width: 125 feet
 3. Floor area: 2,500 square feet

6-6.1

4. Front yard setback:

- a. Major thoroughfare:
 - (1) Arterial: 100 feet
 - (2) Collector: seventy-five (75) feet
- b. Minor thoroughfare: fifty (50) feet
- 5. Rear yard setback: fifty (50) feet
- 6. Side yard setback: twenty-five (25) feet
- 7. Height limit: thirty-five (35) feet

6-7. R-72 Single-family Residential District.

- A. Description of District. This district is composed of certain lands and structures having a low density single-family residential character and designed to protect against the depreciating effects of small lot development and those uses incompatible with such a residential environment.
- B. Permitted Uses. The following Permitted Uses shall be allowed in the R-72 Zoning District:
1. Single-family dwelling;
 2. Accessory buildings and uses; and
 3. Growing crops, gardens.
- C. Conditional Uses. The following Conditional Uses shall be allowed in the R-72 Zoning District provided that all conditions specified in Section 7-1 herein are met:
1. Church, Temple, or Place of Worship;
 2. Developed Residential Recreational/Amenity Areas;
 3. Home Occupation;
 4. School (Private and Special), and Accessory Sports, Arena, Stadium or Recreation Field; and
 5. Telephone, Electric or Gas Sub-Station or other Public Utility Facilities.
- D. Dimensional Requirements. The minimum dimensional requirements in the R-72 Zoning District shall be as follows:
1. Lot area per dwelling unit: 87,120 square feet (two [2] acres)
 2. Lot width:
 - a. Major thoroughfare:
 - (1) Arterial: 175 feet
 - (2) Collector: 175

- b. Minor thoroughfare: 150 feet
- 3. Floor area: 2,100 square feet
- 4. Front yard setback:
 - a. Major thoroughfare:
 - (1) Arterial: seventy-five (75) feet
 - (2) Collector: seventy-five (75) feet
 - b. Minor thoroughfare: fifty (50) feet
- 5. Rear yard setback: fifty (50) feet
- 6. Side yard setback: twenty-five (25) feet (Amended 06/25/98)
- 7. Height limit: thirty-five (35) feet

- A. Description of District. This district is composed of certain lands and structures having a low density single-family residential character and designed to protect against the polluting effects of excessive densities and development and those uses incompatible with a protected watershed area.
- B. Permitted Uses. The following Permitted Uses shall be allowed in the R-70 Zoning District:
1. Single-family dwelling;
 2. Accessory buildings and uses; and
 3. Growing crops, gardens.
- C. Conditional Uses. The following Conditional Uses shall be allowed in the R-70 Zoning District provided that all conditions specified in Section 7-1 herein are met:
1. Church, Temple, or Place of Worship;
 2. Developed Residential Recreational/Amenity Areas;
 3. Home Occupation;
 4. School (Private and Special), and Accessory Sports, Arena, Stadium or Recreation Field; and
 5. Telephone, Electric or Gas Sub-Station or other Public Utility Facilities.
- E. Dimensional Requirements. The minimum dimensional requirements in the R-70 Zoning District shall be as follows:
1. Lot area per dwelling unit: 87,120 square feet (two [2] acres)
 2. Lot width:
 - a. Major thoroughfare:
 - (1) Arterial: 175 feet
 - (2) Collector: 175 feet
 - 6-8.1
 - b. Minor thoroughfare: 150 feet

3. Floor area: 1,500 square feet
4. Front yard setback:
 - a. Major thoroughfare:
 - (1) Arterial: seventy-five (75) feet
 - (2) Collector: seventy-five (75) feet
 - b. Minor thoroughfare: fifty (50) feet
5. Rear yard setback: fifty (50) feet
6. Side yard setback: twenty-five (25) feet
7. Height limit: thirty-five (35) feet

6-9. R-55 Single-family Residential District.

- A. Description of District. This district is composed of certain lands and structures having a low density single-family character and is designed to protect against the depreciating effects of small lot development and those uses incompatible with such a residential environment.
- B. Permitted Uses. The following uses shall be permitted in the R-55 Zoning District:
1. Single-family dwelling;
 2. Accessory buildings and uses; and
 3. Growing crops, gardens.
- C. Conditional Uses. The following Conditional Uses shall be allowed in the R-55 Zoning District provided that all conditions specified in Section 7-1 herein are met:
1. Church, Temple, or Place of Worship;
 2. Developed Residential Recreational/Amenity Areas;
 3. Home Occupation;
 4. School (Private and Special), and Accessory Sports, Arena, Stadium or Recreation Field; and
 5. Telephone, Electric or Gas Sub-Station or other Public Utility Facilities.
- D. Dimensional Requirements. The minimum dimensional requirements in the R-55 Zoning District shall be as follows:
1. Lot area per dwelling unit:
 - a. Where central sanitary sewage or central water distribution system is provided: 43,560 square feet (one [1] acre)
 - b. Where neither a central sanitary sewage nor a central water distribution system is provided: 65,340 square feet (one and one-half [1.5] acres)
 2. Lot width: 150 feet (Amended 04/09/98)

3. Floor area: 2,500 square feet
4. Front yard setback:
 - a. Major thoroughfare:
 - (1) Arterial: 100 feet
 - (2) Collector: seventy-five (75) feet
 - b. Minor thoroughfare: fifty (50) feet
5. Rear yard setback: fifty (50) feet
6. Side yard setback: twenty-five (25) feet
7. Height limit: thirty-five (35) feet

- A. Description of District. This district is composed of certain lands and structures having a low density single-family residential character and designed to protect against the depreciating effects of small lot development and those uses incompatible with such a residential environment.
- B. Permitted Uses. The following permitted uses shall be allowed in the R-50 Zoning District:
1. Single-family dwelling;
 2. Accessory buildings and uses; and
 3. Growing crops, gardens.
- C. Conditional Uses. The following Conditional Uses shall be allowed in the R-50 Zoning District provided that all conditions specified in Section 7-1 herein are met:
1. Church, Temple, or Place of Worship;
 2. Developed Residential Recreational/Amenity Areas;
 3. Home Occupation;
 4. School (Private and Special), and Accessory Sports, Arena, Stadium or Recreation Field; and
 5. Telephone, Electric or Gas Sub-Station or other Public Utility Facilities.
- D. Dimensional Requirements. The minimum dimensional requirements in the R-50 Zoning District shall be as follows:
1. Lot area per dwelling unit:
 - a. Where central sanitary sewage or central water distribution system is provided: 43,560 square feet (one [1] acre)
 - b. Where neither a central sanitary sewage nor a central water distribution system is provided: 65,340 square feet (one and one-half [1.5] acres)

2. Lot width:
 - a. Major thoroughfare:
 - (1) Arterial: 150 feet
 - (2) Collector: 150 feet
 - b. Minor thoroughfare: 125 feet
3. Floor area: 2,100 square feet
4. Front yard setback:
 - a. Major thoroughfare:
 - (1) Arterial: 100 feet
 - (2) Collector: seventy-five (75) feet
 - b. Minor thoroughfare: fifty (50) feet
5. Rear yard setback: thirty (30) feet
6. Side yard setback: twenty (20) feet
7. Height limit: thirty-five (35) feet

6-11. R-45 Single-family Residential District.

- A. Description of District. This district is composed of certain lands and structures having a low density single-family residential character and designed to protect against the depreciating effects of small lot development and those uses incompatible with such a residential environment.
- B. Permitted Uses. The following Permitted Uses shall be allowed in the R-45 Zoning District:
1. Single-family dwelling;
 2. Accessory buildings and uses; and
 3. Growing crops, gardens.
- C. Conditional Uses. The following Conditional Uses shall be allowed in the R-45 Zoning District provided that all conditions specified in Section 7-1 herein are met:
1. Church, Temple, or Place of Worship;
 2. Developed Residential Recreational/Amenity Areas;
 3. Home Occupation;
 4. School (Private and Special), and Accessory Sports, Arena, Stadium or Recreation Field; and
 5. Telephone, Electric or Gas Sub-Station or other Public Utility Facilities.
- D. Dimensional Requirements. The minimum dimensional requirements in the R-45 Zoning District shall be as follows:
1. Lot area per dwelling unit:
 - a. Where central sanitary sewage or central water distribution system is provided: 43,560 square feet (one [1] acre)
 - b. Where neither a central sanitary nor central water distribution system is provided: 65,340 square feet (one and one-half [1.5] acres)
 2. Lot width: 125 feet

6-11.1

3. Floor area: 1,800 square feet
4. Front yard setback:
 - a. Major thoroughfare:
 - (1) Arterial: sixty (60) feet
 - (2) Collector: sixty (60) feet
 - b. Minor thoroughfare: forty (40) feet
5. Rear yard setback: forty (40) feet
(Amended 04/09/98)
6. Side yard setback: twenty (20) feet
(Amended 04/09/98)
7. Height limit: thirty-five (35) feet

6-11.2

6-12. R-40 Single-Family Residential District. (Added in its entirety on 04/09/98)

- A. Description of District. This district is composed of certain lands and structures in

the County, having a low density single-family residential character and is designed to protect against the depreciating effects of small lot development and those uses incompatible with such a residential environment.

B. Permitted Uses. The following Permitted Uses shall be allowed in the R-40 Zoning District:

1. Single-family dwelling;
2. Accessory buildings and uses; and
3. Growing crops, gardens.

C. Conditional Uses. The following Conditional Uses shall be allowed in the R-40 Zoning district provided that all conditions specified in Section 7-1 herein are met:

1. Church, Temple, or Place of Worship;
2. Developed Residential Recreational/Amenity Areas;
3. Home Occupation;
4. School (Private and Special), and Accessory Sports, Arena, Stadium or Recreation Field; and
5. Telephone, Electric or Gas Sub-Station or other Public Utility Facilities.

D. Dimensional Requirements. The minimum dimensional requirements within the R-40 Zoning District shall be as follows:

1. Lot area per dwelling unit:
 - a. Where central sanitary sewage or central water distribution systems are provided: 43,560 square feet (one [1] acre)

6-12.1

- b. Where neither a central sanitary sewage nor a central water distribution system is provided: 65,340 square feet (one and one-half [1.5] acres)
2. Lot Width:

- a. Major thoroughfare:
 - (1) Arterial: 150 feet
 - (2) Collector: 150 feet
- b. Minor thoroughfare: 125 feet
- 3. Floor area: 1,500 square feet
- 4. Front yard setback:
 - a. Major thoroughfare:
 - (1) Arterial: sixty (60) feet
 - (2) Collector: sixty (60) feet
 - b. Minor thoroughfare: forty (40) feet
- 5. Rear yard setback: thirty (30) feet
- 6. Side yard setback: fifteen (15) feet
- 7. Height limit: thirty-five (35) feet

6-12.2

6-13. R-20 Single-family Residential District.

- A. Description of District. This district is composed of certain lands and structures having a medium density single-family residential character and designed to protect against the depreciating effects of small lot development and those uses incompatible with such a residential environment.

B. Permitted Uses. The following Permitted Uses shall be allowed in the R-20 Zoning District:

1. Single-family dwelling;
2. Accessory buildings and uses; and
3. Growing crops, gardens.

C. Conditional Uses. The following Conditional Uses shall be allowed in the R-20 Zoning district provided that all conditions specified in Section 7-1 herein are met:

1. Church, Temple, or Place of Worship;
2. Developed Residential Recreational/Amenity Areas;
3. Home Occupation;
4. School (Private and Special), and Accessory Sports, Arena, Stadium or Recreation Field; and
5. Telephone, Electric or Gas Sub-Station or other Public Utility Facilities.

D. Dimensional Requirements. The minimum dimensional requirements in the R-20 Zoning District shall be as follows:

1. Lot area per dwelling unit:
 - a. Where a central sanitary sewage or a central water distribution system is provided: 43,560 square feet (one [1] acre)
 - b. Where neither a central sanitary sewage nor a central water distribution system is provided: 65,340 square feet (one and one-half [1.5] acres)

6-13.1

2. Lot width:

a. Major thoroughfare:

- (1) Arterial: 150 feet
- (2) Collector: 150 feet

- b. Minor thoroughfare: 125 feet
- 3. Floor area: 1,200 square feet
- 4. Front yard setback:
 - a. Major thoroughfare:
 - (1) Arterial: sixty (60) feet
 - (2) Collector: sixty (60) feet
 - b. Minor thoroughfare: forty (40) feet
- 5. Rear yard setback: thirty (30) feet
- 6. Side yard setback: fifteen (15) feet
- 7. Height limit: thirty-five (35) feet

6-14. DR-15 One and Two-family Residential District.

- A. Description of District. This district is composed of certain lands and structures having a high density one and two-family residential character and designed to protect against the depreciating effects of small lot development and those uses incompatible with such a residential environment.
- B. Permitted Uses. The following Permitted Uses shall be allowed in the DR-15 Zoning District:
1. Single-family dwelling;
 2. Accessory buildings and uses;
 3. Growing crops, gardens; and
 4. Two-family dwellings.
- C. Conditional Uses. The following Conditional Uses shall be allowed in the DR-15 Zoning District provided that all conditions specified in Section 7-1 herein are met:
1. Church, Temple, or Place of Worship;
 2. Developed Residential Recreational/Amenity Areas;
 3. Home Occupation;
 4. School (Private and Special), and Accessory Sports, Arena, Stadium or Recreation Field; and
 5. Telephone, Electric or Gas Sub-Station or other Public Utility Facilities.
- D. Dimensional Requirements. The minimum dimensional requirements in the DR-15 Zoning District shall be as follows:
1. Lot area per dwelling:
 - a. Single-family or two-family dwelling with central sanitary sewage or central water distribution system: 43,560 square feet (one [1] acre)
 - b. 6-14.1
Where neither a central sanitary sewage nor a central water

distribution system is provided: 65,340 square feet (one and one-half [1.5] acres)

2. Lot width:
 - a. Major thoroughfare:
 - (1) Arterial: 125 feet
 - (2) Collector: 125 feet
 - b. Minor thoroughfare: 100 feet
3. Floor area:
 - a. Single-family dwelling: 1,200 square feet
 - b. Two-family dwelling: 1,800 square feet
4. Front yard setback:
 - a. Major thoroughfare:
 - (1) Arterial: fifty (50) feet
 - (2) Collector: forty-five (45) feet
 - b. Minor thoroughfare: forty (40) feet
5. Rear yard setback: thirty (30) feet
6. Side yard setback: ten (10) feet
7. Height limit: thirty-five (35) feet
8. Off-street parking: parking spaces for three (3) motor vehicles per dwelling unit

6-15. RMF Multi-family Residential District.

- A. Description of District. The intent of the RMF District is to provide locations in which high density residential uses can take place. The RMF District is designed to promote desirable housing conditions for high density residential uses, while minimizing the negative impacts associated with said uses on Fayette County's roads, schools, and water supply.
- B. Permitted Uses. The following Permitted Uses and Structures shall be allowed in the RMF Zoning District:
1. Apartments; and
 2. Townhouses.
- C. Dimensional requirements. The minimum dimensional requirements in the RMF Zoning District shall be as follows:
1. Maximum requirements per development:
 - a. Maximum density: five (5) units per gross acre
 - b. Maximum number of dwelling units per development: 160
 2. Minimum requirements for a development:
 - a. Site area: five (5) acres
 - b. Site frontage: fifty (50) feet of immediate frontage on at least one (1) street which has been identified as an arterial as specified by the Fayette County Thoroughfare Plan.
 - c. Peripheral yard requirements:
 - (1) Front yard:
 - (a) Major thoroughfare:
 - (i) State-numbered route: 150 feet
 - (ii) Arterial: 100 feet
 - 6-15.1
(iii) Collector: eighty (80) feet

- (b) Minor thoroughfare: sixty (60) feet
 - (2) Side yard: forty (40) feet
 - (3) Rear yard: forty (40) feet
- 3. Lot Coverage and Minimum Open Space
 - a. No more than forty (40) percent of any development site may be covered with buildings, structures or parking areas. Driveways, sidewalks, covered patios, private recreation areas, and swimming pools shall not be computed as lot coverage.
 - b. Private, usable open space, such as balconies, sun decks or patios shall be provided contiguous to each dwelling unit. The area of such open space shall not be less than ten (10) percent of the floor area of the unit served except that balconies shall not be less than five (5) percent.
 - c. The minimum distance between buildings, including any projections, shall not be less than fifty (50) feet.
- 4. Height limit: thirty-five (35) feet
- 5. Floor area:
 - a. One bedroom: 600 square feet
 - b. Two bedroom: 850 square feet
 - c. Three bedroom: 1,200 square feet
- 6. Special Location and Spatial Requirements
 - a. No more than eight (8) dwelling units shall compose a single building.

6-15.2

- b. Within a townhouse development, no more than three (3) consecutive dwelling units which form a part of a single building shall have the

same front setback or roof line. Such setback and roof line shall be varied by a minimum of sixteen (16) inches.

- c. All exterior refuse areas or outside storage shall be screened in accordance with Section 5-19.
- d. Recreational facilities, including swimming pools, shall not be located within 150 feet of any single-family residential district, unless the recreational facility is screened from view of the single-family district by a principal dwelling or accessory building which exceeds the length of the recreational facility by twenty (20) feet in each direction.
- e. At least fifteen (15) percent of the total land area shall be reserved for recreation available to all residents of the development. At a minimum, recreation areas shall include the following:
 - (1) One (1) swimming pool at least 1,000 square feet;
 - (2) Two (2) standard tennis courts;
 - (3) One (1) children's playground; and
 - (4) Twenty (20) off-street parking spaces.
- f. Parking areas shall not be located within the minimum required peripheral front, side, or rear yards of the development. A minimum of three (3) spaces are required per dwelling unit.

7. Circulation System Requirements

- a. Principal access drives serving more than ten (10) dwelling units shall be constructed to Fayette County public street standards.
- b. Parking areas shall be connected to living units by paved walkways. Sidewalks may be required where necessary for safe pedestrian circulation as determined by the County Engineer.

6-15.3

8. Landscape Areas and Buffers. If a rear or side peripheral yard adjoins a residential or A-R zoning district, a minimum buffer of fifty (50) feet shall be provided within the required setback. The front peripheral yard shall be

landscaped in accordance with the Development Regulations.

9. Subdivisions. Where developments are designed or otherwise proposed such that each dwelling therein is to be sold along with the land on which it sits and any yards, such divisions shall comply with the Fayette County Subdivision Regulations.

6-15.4

6-16. MHP Manufactured Home Park District.

- A. Description of District. This district is composed of certain lands and structures for purpose of providing the proper development of manufactured home parks.

B. Permitted Uses. The following Permitted uses shall be allowed in the MHP Zoning District:

1. Manufactured home park;
2. Accessory buildings and uses;
3. Office trailer; and
4. Growing crops, gardens.

C. Conditional Uses. The following Conditional Uses shall be allowed in the MHP Zoning District provided that all conditions specified in Section 7-1 herein are met:

1. Nursery schools and kindergartens, provided:
 - a. There are off-street loading and unloading spaces;
 - b. There is at least 100 square feet of outdoor play area per child: and
 - c. A fence of at least four (4) feet in height encloses the entire play area and is constructed in such a manner as to insure maximum safety to the children.
2. Telephone, Electric or Gas Sub-Station or other Public Utility Facilities

D. Special Regulations. The following regulations shall apply to the MHP Zoning District in addition to any other applicable regulations herein:

1. Development Plan: The applicant shall file a petition with the Zoning Administrator for approval of a Manufactured Home Park. This application shall be supported by six (6) copies of a written summary of the development planned, known as a Letter of Intent, which shall describe the proposed development in detail and a Site Plan. The Site Plan and Letter of Intent shall present the following information:

6-16.1

- a. A draft of the proposed rules and regulations which shall be established and enforced by the management of the Manufactured Home Park;
- b. Existing topographic conditions, including where necessary, contour

intervals of not less than two (2) feet based on field surveys or photogrammetric methods at a minimum scale of one (1) inch equal 100 feet (1" = 100');

- c. The existing and proposed land uses and the approximate location of all buildings and structures;
- d. The location of existing and proposed streets and parking areas;
- e. A legal description of the subject property;
- f. Typical elevation drawings, indicating general architectural style and building exterior materials, if possible, of all permanent buildings and structures to be constructed on the premises;
- g. A statement of the present ownership of all land within the proposed development;
- h. A summary of acres, dwelling units, and gross density, as well as a statement of the number of acres devoted to buffer areas, and green belts or other amenities, such as lakes, etc.;
- i. A description of the phases under which construction shall be programmed, depicting the geographical limits of each phase of construction; and
- j. Specific plans for provision of central water and central sanitary sewage systems.

- 2. Pre-application Conference. Prior to filing a formal application for a Manufactured Home Park the applicant is required to appear before the Planning Commission in a public hearing in order to provide for review of the general character of the proposed Manufactured Home Park development (on the basis of a tentative land use sketch, if available), and to obtain information on projected programs or improvements, as well as County requirements.

6-16.2

- 3. Approval. An application for approval of a Manufactured Home Park will be considered administratively as a petition for rezoning, and will be subject to the procedures established in this Zoning Ordinance. After review and public hearing, the Board of Commissioners may disapprove, approve or approve with modifications to the Site Plan and/or Letter of Intent, after receiving the recommendation of the Planning Commission.

4. Use Regulations. In addition to the above listed permitted uses, the buildings or land shall only be used as follows:
 - a. Parking and inhabiting of manufactured homes in parks with a minimum of fifty (50) spaces, provided all facilities shown on the Site Plan submitted to and approved by the Board of Commissioners are installed and maintained according to the schedule submitted with the Site Plan and stipulations of the Letter of Intent;
 - b. Recreation areas, office and/or maintenance and storage buildings, for residents of the Manufactured Home Park only. No repair facilities of any type including automobile repair shall be permitted;
 - c. Convenience food stores with a maximum of 1,500 square feet including inside and outside storage, as an accessory to a Manufactured Home Park as designated on an approved Site Plan;
 - d. Laundromat, including coin operated dry cleaning, as an accessory to a Manufactured Home Park as designated on an approved Site Plan, upon approval by the Fayette County Health Department;
 - e. The sale or display of a manufactured home, provided each such manufactured home offered for sale shall be located on its individual lot and connected to all utilities.
5. Perimeter Requirements:
 - a. A buffer zone having a minimum width of 150 feet shall be provided so as to provide a continuous buffer along all side and rear yards of any Manufactured Home Park.
 - b. A buffer zone having a minimum depth of 100 feet shall extend along the entire frontage of any Manufactured Home Park.

- c. Where the existing foliage in the buffer zones is not sufficient to provide and maintain an evergreen visual screen between adjacent properties, landscaping and planting shall be required sufficient to provide visual separation and privacy between a Manufactured Home Park and adjacent properties and/or streets.
- 6. Storage Requirements. Each Manufactured Home Park shall provide an area for the storage of boats, travel trailers and/or other vehicles which shall be at least ten (10) percent of the gross area of the Manufactured Home Park, provided, however, said ten (10) percent is not located in a flood hazard area.
- 7. Circulation system. Each Manufactured Home Park shall have a minimum 200 feet of frontage, and only access, an Arterial Thoroughfare. Said access shall not exceed 600 feet in length as measured from the right-of-way.
 - a. Each Manufactured Home Park over twenty (20) acres in size shall have a minimum of two (2) access streets or drives to provide ingress and egress for vehicular traffic.
 - b. Provision shall be made for safe, all-weather pedestrian movement within the development.
- 8. Night Lighting. Streets, pedestrian walkways and parking areas shall be adequately lighted.
- 9. Garbage Refuse Collection Facilities. Garbage refuse collection shall be provided by the Manufactured Home Park owner.
- 10. Utilities. Each manufactured home shall be connected with water and sanitary facilities in a manner approved by the Fayette County Health Department and in compliance with the regulations of the Fayette County Water System. Each manufactured home shall be served by electricity and gas. All utilities shall be placed underground.
- 11. Recreation Facilities. A minimum of ten (10) percent of the gross acreage of the Manufactured Home Park shall be provided for common facilities, open space, and recreation for the residents of the Manufactured Home Park.

6-16.4

- E. Dimensional Requirements. The minimum dimensional requirements in the MHP

Zoning District shall be as follows:

1. No Manufactured Home Park shall be constructed or maintained on a lot or tract of a total area of less than ten (10) acres.
2. Each manufactured home shall be located on a separate lot as follows:
 - a. Each lot shall have a minimum width of sixty (60) feet.
 - b. Each lot shall contain a minimum of 6,000 square feet.
 - c. Each lot shall provide a paved concrete or all-weather patio area having a minimum area of 300 square feet.
3. Manufactured Home Siting Requirements. Within sixty (60) days of the siting of a manufactured home on its lot, the under-carriage of the manufactured home shall be concealed from view, through the use of permanent non-flammable construction materials. No manufactured home or other structure shall be located within:
 - a. Four (4) feet of its individual lot line; or
 - b. Fifteen (15) feet of any street or drive within the Manufactured Home Park.

6-16.5

6-17. **O-I, Office-Institutional District.** (Adopted 05/26/88)

- A. Description of District. This district is composed of certain lands and structures having office and institutional uses which are compatible with or provide a transition into low-intensity land uses.
- B. Permitted Principal Uses and Structures. The following Permitted Uses shall be allowed in the O-I Zoning District:
1. Office;
 2. Art Gallery;
 3. Clinic (Human Treatment);
 4. College or University;
 5. Dance Studio or School;
 6. Financial Institution;
 7. Health Club or Fitness Center;
 8. Insurance Carrier, Agent or Broker;
 9. Laboratory, Medical or Dental;
 10. Legal Services;
 11. Massage Therapy;
 12. Museum;
 13. Performing Arts Theater;
 14. Professional Services;
 15. Real Estate Agent or Broker; and
 16. School, Private and Special.

6-17.1

- C. Permitted Principal Uses and Structures for Office Parks with at least 100,000 square feet of floor area. In an office park having at least 100,000 square feet of floor area, the following retail and service uses shall be permitted as long as collectively such uses comprise no more than ten (10) percent of the total floor area, are located in a

building in which office uses comprise at least fifty (50) percent of the floor area and have no exterior advertising display:

1. Beauty or Barber Shop;
2. Blueprinting;
3. Cafeteria;
4. Commercial Art or Drafting Service;
5. Day Care Facility;
6. Delivery or Messenger Service;
7. Drug Store;
8. Florist;
9. Gift Shop;
10. Photocopying and Reproduction;
11. Restaurant (limited to five [5] percent of total floor area of office park and included in overall ten [10] percent limitation);
12. Restaurant, Fast Food;
13. Stenographic or Typing Service;
14. Teleconferencing Center; and
15. Travel Agency or Ticket Office.

6-17.2

D. Conditional Uses. The following Conditional Uses shall be allowed in the O-I Zoning District provided that all conditions specified in Section 7-1 herein are met:

1. Adult Day Care Facility; (Adopted 06/28/07)

2. Church, Temple or Other Place of Worship;
3. Church or Religious Tent Meeting; (Added 04/09/98)
4. Day Care Facility (Nursery School or Kindergarten);
5. Home Occupation; (Adopted 10/23/08)
6. Hospital;
7. Hotel;
8. Single-Family Residence;
9. Care Home, Convalescent Center or Nursing Home; and
10. Non-Emergency Medical Transport Service (Adopted 07/26/07)
11. Animal Hospital and/or Veterinary Clinic (with no animal boarding or outdoor runs) (Added 06/25/98)

(Section E. adopted in its entirety 06/24/04)

E. Auxiliary Conditional Uses for an Office Building with a minimum of 10,000 square feet of floor area. The following auxiliary permitted uses shall be allowed within the specific Office-Institutional District area on the Fayette County Land Use Plan Map defined as that area north of S.R. 54 West, east of Tyrone Road, and west of Sandy Creek Road. This area shall also be known as the Fayette County Community Hospital District (Hospital District). Such uses will support and must be compatible with the Fayette County Community Hospital, the medical industry, and the development of the office and institutional uses planned for this area.

The following Auxiliary Conditional Uses shall be allowed in the O-I Zoning District:

1. Durable Medical and Rehabilitation Equipment Sales/ Rental (i.e. wheelchairs, crutches, etc.)
2. Pharmaceutical Sales (for the purpose of filling prescriptions only)
6-17.3
3. Counter Service Restaurants (Including but not limited to a bakery, café, coffee shop, or deli. No drive-through or free standing facilities will be allowed)
4. Optical Care Center to include prescription eyeglass/contact lense sales

5. Gift Shop for the sale of items usually associated with a medical condition and/or hospital stay (i.e. get well cards, etc.)
6. Floral Sales

Development Standards:

Dimensional Requirements

1. These Auxiliary Conditional Uses shall be allowed in an office building with a minimum of 10,000 square feet and such uses shall comprise no more than a total of twenty percent (20%) of the total floor area of the building and must occupy space on the first floor of the building.
2. Multiple uses may be permitted concurrently but may not exceed the twenty percent (20%) limitation.

Architectural Requirements

1. Architecture shall conform to the existing hospital/medical office development.
2. Elevation drawings shall be submitted as part of site plan approval

F. Dimensional Requirements. The minimum dimensional requirements in the O-I Zoning District shall be as follows:

1. Lot area:
 - a. Where a central water distribution system is provided: 43,560 square feet (one [1] acre)
 - b. Where a central sanitary sewage and central water distribution systems are provided: 21,780 square feet (one-half [.50] acre)
2. Lot width: 125 feet
3. Storage: 6-17.4
 - a. Inside: not to exceed fifteen (15) percent of the total gross floor area
 - b. Outside: not permitted
4. Setbacks, yards adjoining rights-of-way:

- a. Major thoroughfare:
 - (1) Arterial: seventy-five (75) feet
 - (2) Collector: seventy (70) feet
 - b. Minor thoroughfare: fifty-five (55) feet
5. Setbacks, yards not adjoining rights-of-way:
- a. Side yard: fifteen (15) feet
 - b. Rear yard: fifteen (15) feet
6. Buffer: If the rear or side yard abuts a residential or A-R zoning district, a minimum buffer of thirty (30) feet adjacent to such lot line shall be provided in addition to the required setback, and the setback shall be measured from the buffer. Additional buffer and setback requirements may be established as a condition of zoning approval.
7. Height limit:
- a. Forty (40) feet as defined in Article III, Sec. 3-14. (Adopted 11/18/04) (Amended 02/23/06)
 - b. When a structure reaches a minimum height of four (4) floors (including basements), it shall be sprinkled. (Adopted 11/18/04)
8. Use of Existing Structure: When property containing a lawfully existing building and accessory structures is rezoned to O-I for use of the existing buildings, the following shall apply:

6-17.5

- a. The dimensional requirements shall be reduced to the extent of, but only at the location of, any encroachment by existing structures. Any new construction or improvements, including expansion of any existing structure, shall comply with the dimensional requirements herein.
- b. In the event that a structure which existed at the time of rezoning is removed, demolished or destroyed, any new structure must comply

with the provisions of this district.

9. Lot coverage limit, including structure and parking area: sixty percent (60%) of total lot area (Adopted 06/28/01)

(Adopted in its entirety 08/27/09)

- G. SR 74 North - East Side Special Development District. The following will apply to the area identified in the Fayette County Comprehensive Plan, SR 74 North Overlay District on the east side of SR 74 North and designated as Special Development District and Office on the Fayette County Future Land Use Plan Map. The purpose of this Special Development District is to promote planned office development along the frontage of SR 74 North to a depth of approximately 800 feet to fulfill the stated goals for the future development of the corridor. The goals of the SR 74 North Overlay District are: (1) to maintain the efficient traffic flow of SR 74 North as the County's main connection to Interstate 85; (2) to enhance and maintain the aesthetic qualities of the corridor, as it is the gateway into Fayette County; and (3) to protect existing and future residential areas in the SR 74 North corridor.

The assemblage of parcels will be necessary in some areas to meet the intent of the Special Development District. The minimum requirements for acreage and road frontage will necessitate large tracts of land to achieve a reduction in individual curb cuts, consistency and coordination in architectural scheme, and capacity to develop a required service road where applicable.

1. In a planned office development consisting of a minimum of ten (10) acres and 600 feet of road frontage on SR 74 North, a maximum of 20 percent of the floor area of each individual building may consist of businesses providing support services for the larger development. Permitted support service uses include:
 - a. Restaurants (No drive-through, drive-in, or free standing facilities shall be allowed);
 - b. Personal Services;
 - c. Convenience store (no gasoline sales);
 - d.

6-17.6

Blueprinting, graphic, and copying service; and
 - e. Office and computer supplies.
 - f. Cellular phone/communication device supplies and service.

6-17.7

6-18. C-C Community Commercial District.

- A. Description of District. This district is composed of certain lands and structures providing for convenient community shopping facilities having a broad variety of sales and services.
- B. Permitted Uses. The following uses shall be permitted in the C-C Zoning District as long as the area devoted to inside storage does not exceed twenty-five (25) percent of the gross floor area of the principal structures except as excluded herein.

1. Amusement or Recreational facility;
2. Appliance sales and repair, etc.;
3. Art studio;
4. Auto parts and Tire store, retail;
5. Bakery;
6. Bank;
7. Barber shop;
8. Beauty shop;
9. Business school;
10. Catering service;
11. Church and customary related uses;
12. Clothing store and variety store;
13. College, University, including Dormitory and Fraternity or Sorority house when located on main campus;
14. Cultural facility;
15. Dance school or Studio;
16. Dental office;
17. Department store;
18. Drug store;
19. Dry goods store;
20. Financial institution;
21. Florist;
22. Gift shop;

6-18.1

23. Grocery store;
24. Growing crops, garden, shrubbery, flowers, etc. and related sales;
25. Gunsmith;
26. Jewelry shop;
27. Laboratory serving professional requirements, (e.g. medical, dental, etc.);
28. Laundry pickup station;
29. Library;
30. Locksmith;
31. Medical office;
32. Messenger service;
33. Museum;
34. Music teaching studio;
35. Novelty shop;
36. Office equipment sales and service;
37. Parking garage;

6-18.2

38. Photography studio;
39. Private clubs or Lodges;
40. Radio studio;
41. Restaurant;
42. Retail establishment;
43. School;

44. Shoe repair;
45. Taxidermist;
46. Taxi service;
47. Telegraph service;
48. Television studio; and
49. Watch repair.

C. Conditional Uses. The following Conditional Uses shall be allowed in the C-C Zoning District provided that all conditions specified in Section 7-1 herein are met:

1. Adult Day Care Facility; (Adopted 06/28/07)
2. Animal Hospital, Kennel (Commercial or Non-Commercial), or Veterinary Clinic;
3. Automobile Service Station, including gasoline sales in conjunction with a Convenience Store;
4. Campground Facilities;
5. Care Home, Convalescent Center or Nursing Home;
6. Church or Religious Tent Meeting;

6-18.3

7. Commercial Driving Range;
8. Day Care Facility (Nursery School or Kindergarten);
9. Dry Cleaning Plant;
10. Fraternities and/or Sororities;
11. Golf Course;
12. Home Occupation; (Adopted 10/23/08)
13. Hospital;

14. Kennel (See Animal Hospital, etc.);
15. Laundromat, Self-Service or Otherwise;
16. Single-Family Residence; and
17. Telephone, Electric or Gas Sub-Station or other Public Utility Facilities.

D. Dimensional Requirements. The minimum dimensional requirements in the C-C Zoning District shall be as follows:

1. Lot area:
 - a. Where a central water distribution system is provided: 43,560 square feet (one [1] acre)
 - b. Where a central sanitary sewage and central water distribution systems are provided: 21,780 square feet (one-half [.50] acre)
 2. Lot width: 125 feet
 3. Front yard setback:
 - a. Major thoroughfare:
 - (1) Arterial: seventy-five (75) feet
 - (2) Collector: seventy (70) feet

6-18.4

 - b. Minor thoroughfare: sixty-five (65) feet
4. Rear yard setback: fifteen (15) feet
5. Side yard setback: fifteen (15) feet
6. Buffer: If the rear or side yard abuts a residential or A-R Zoning District, a minimum buffer of fifty (50) feet adjacent to the lot line shall be provided in addition to the required setback and the setback shall be measured from the buffer.
7. Height limit: thirty-five (35) feet

8. Screening dimensions for parking and service areas as provided in Section 5-19, 5-20, and the Development Regulations.
9. Lot coverage limit, including structure and parking area: sixty percent (60%) of total lot area (Adopted 06/28/01)

6-19. C-H Highway Commercial District.

A. Description of District. This district is composed of certain lands and structures to provide and encourage proper grouping and development of roadside uses, which include a wide variety of sales and services that will best accommodate the needs of the County and the traveling public, reducing traffic congestion, hazards and blight along the public streets.

B. Permitted Uses. The following uses shall be permitted in the C-H Zoning District as long as the area devoted to inside storage does not exceed fifty (50) percent of the gross floor area of the principal structures except as excluded herein for Business Parks.

1. Ambulance and Rescue squad;
2. Amusement or Recreational facility;
3. Appliance sales and repair;
4. Armories, for meetings and training military organizations;
5. Art studio;
6. Athletic events;
7. Auto parts, Tire store/installation, Brake installation, Muffler repair, Oil change, Tune-up, and Emission Testing Facilities, retail; (Amended 06/24/04)
8. Bakery;
9. Barber shop;
10. Beauty shop;
11. Blueprinting;
12. Bookbinding;
13. Building, contracting and related activities, (e.g. sales and storage of building supplies and materials);

6-19.1

14. Bus passenger station;

15. Business park;
 16. Business school;
 17. Cabinet manufacturing, repair and installation;
 18. Carnival (temporary in nature);
 19. Car wash and/or detailing facility; (Amended 07/22/04)
 20. Catering service;
 21. Church and customary related uses;
 22. Clothing store and variety store;
 23. College, University, including Dormitory and Fraternity or Sorority house when located on main campus;
 24. Community fair;
 25. Cultural facility;
 26. Dance school or Studio;
 27. Dental office;
 28. Department store;
 29. Drive-in restaurant;
 30. Drive-in theater;
 31. Drug store;
 32. Dry goods store;
 33. Electric repair;
 34. Engraving;
- 6-19.2
35. Financial institution;
 36. Florist shop;

- 37. Freezer locker service, ice storage;
- 38. Freight express office;
- 39. Funeral home;
- 40. Gift shop;
- 41. Glass sales;
- 42. Grocery store;
- 43. Growing crops, garden, shrubbery, flowers, etc., and related sales;
- 44. Gunsmith;
- 45. Horse show (temporary in nature); (Amended 07/22/04)
- 46. Hotel;
- 47. Jewelry shop;
- 48. Laboratory serving professional requirements, (e.g. medical, dental, etc.);
- 49. Laundry pickup station;
- 50. Library;
- 51. Locksmith;
- 52. Magazine publication and distribution;
- 53. Manufactured home sales room and sales lot;
- 54. Medical office;
- 55. Messenger service;

6-19.3

- 56. Museum;
- 57. Music teaching studio;

- 58. Newspaper publication and distribution;
- 59. Novelty shop;
- 60. Office equipment sales and service;
- 61. Parking garage;
- 62. Pawn shops;
- 63. Pest control;
- 64. Photography studio;
- 65. Photostating;
- 66. Printing;
- 67. Private clubs or Lodges;
- 68. Radio studio;
- 69. Railroad station;
- 70. Rent-alls;
- 71. Restaurant;
- 72. Retail establishment;
- 73. Rodeo (temporary in nature); (Amended 07/22/04)
- 74. School;
- 75. Shoe repair;
- 76. Tattoo Parlor;

6-19.4

- 77. Taxidermist;
- 78. Taxi service;
- 79. Telegraph service;

80. Television studio;
81. Trade schools;
82. Upholstery shop;
83. Utility trailers and rent-alls; and
84. Watch repair.

C. Conditional Uses. The following Conditional Uses shall be allowed in the C-H Zoning District provided that all conditions specified in Section 7-1 herein are met:

1. Adult Day Care Facility; (Adopted 06/28/07)
2. Animal Hospital, Kennel (Commercial or Non-Commercial), or Veterinary Clinic;
3. Automobile, Truck, Farm Equipment, or Motorcycle Sales and Accessory Repairs; (Amended 06/24/04)
4. Automobile Service Station, including gasoline sales in conjunction with a Convenience Store;
5. Care Home, convalescent Center or Nursing Home;
6. Cemetery;
7. Church or Religious Tent Meeting;
8. Commercial Driving Range;
9. Day Care Facility (Nursery School or Kindergarten);
10. Dry Cleaning Plant;
11. Experimental Laboratory;
12. Fraternities and/or Sororities;
13. Golf Course;

14. Home Occupation; (Adopted 10/23/08)
15. Hospital;
16. Laundromat, Self-Service or Otherwise;
17. Outdoor Amusement Facilities, Rides, Structures over thirty-five (35) feet in height, including, but not limited to Bungee and Parachute Jumping;
18. Self-Storage Facility; (Adopted 06/28/07)
19. Single-Family Residence; and
20. Telephone, Electric or Gas Sub-Station or Other Public Utility Facilities.

D. Dimensional Requirements. The minimum dimensional requirements in the C-H Zoning District shall be as follows:

1. Lot area:
 - a. Where a central water distribution system is provided: 43,560 square feet (one [1] acre)
 - b. Where a central sanitary sewage and central water distribution systems are provided: 21,780 square feet (one-half [.50] acre)
2. Lot width: 125 feet
3. Front yard setback:
 - a. Major thoroughfare:
 - (1) Arterial: seventy-five (75) feet
 - (2) Collector: seventy (70) feet
 - b. Minor thoroughfare: 6-19.6 sixty-five (65) feet
4. Rear yard setback: fifteen (15) feet
5. Side yard setback: fifteen (15) feet
6. Buffer: If the rear or side yard abuts a residential or A-R Zoning District, a

minimum buffer of fifty (50) feet adjacent to the lot line shall be provided in addition to the required setback and the setback shall be measured from the buffer.

7. Height limit: thirty-five (35) feet
8. Screening dimensions for parking and service areas as provided in Section 5-18, 5-19, and the Development Regulations.
9. Lot coverage limit, including structure and parking area: sixty percent (60%) of total lot area (Adopted 06/28/01)

6-19.7

6-20. L-C Limited-Commercial District.

- A. Intent. The intent of the L-C Zoning District is to establish small scale business areas which do not generate large amounts of traffic, noise or light. The L-C Zoning District includes small retail and convenience commercial establishments, personal services and business and professional offices. The L-C Zoning District will control architectural character and scale. The adaptive use of existing structures is encouraged when possible. The L-C Zoning District would avoid the development

of strip commercial businesses.

B. Permitted Principal Uses. The following Permitted Principal Uses shall be allowed in the L-C Zoning District:

1. Antique shop;
2. Art/Crafts studio;
3. Bakery;
4. Barber shop;
5. Beauty shop;
6. Dance school or studio;
7. Dental office;
8. Financial institution;
9. Florist;
10. Laundry pickup station;
11. Medical office (human treatment);
12. Music teaching studio;
13. Office (business and professional);
14. Photography studio;
15. Shoe repair; and
16. Watch repair.

6-20.1

C. Conditional Uses. The following Conditional Use shall be allowed in the L-C Zoning District provided that all the conditions specified in Section 7-1 herein are met: Convenience Commercial Establishment.

D. Regulations. The following regulations shall apply to the L-C Zoning District in addition to any other applicable regulations.

1. The principal structure will maintain an architectural character which shall consist of a pitched roof with a minimum pitch of four and one-half (4.5) inches in one (1) foot and a facade/siding of wood, brick, stone, stucco or sidings which simulate same. Large display windows and glass doors must be visually broken up by smaller individual panes and framing consistent with the standard residential grid pattern for doors and windows. An elevation drawing denoting compliance with these requirements must be submitted as part of the site plan.
2. Accessory structures shall maintain the same architectural character of the principal structure including the pitched roof and must be constructed of the same materials or materials which simulate same. An elevation drawing denoting compliance with this requirement must be submitted as part of the site plan.
3. No outside storage will be permitted.
4. The lot must have direct access to an Arterial street.
5. The dumpster must be located to the side or rear of the principal structure and screened per the Development Regulations.

E. Dimensional Requirements. The minimum dimensional requirements in the L-C Zoning District shall be as follows:

1. Lot area:
 - a. Where public water is available: 43,560 square feet (one [1] acre)
 - b. Where public water is not available: 65,340 square feet (one and one-half [1.5] acres)
2. Lot width: 125 feet
3. Front yard setback: 6-20.2
 - a. Major thoroughfare:
 - (1) Arterial: seventy-five (75) feet
 - (2) Collector: sixty (60) feet
 - b. Minor thoroughfare: fifty-five (55) feet

4. Rear yard setback: fifteen (15) feet
5. Side yard setback: fifteen (15) feet
6. Height limit: thirty-five (35) feet
7. Floor to Area Ratio: .1, (gross square footage of site x .1 = square footage of structure). The total maximum square footage for all structures combined on the site shall not exceed 10,000 square feet. However, to discourage the development of one linear building and to encourage the development of separate clustered buildings on the site, the square footage for the structures may be increased by fifteen (15) percent when more than one (1) building is developed. The distance between structures shall be a minimum of twenty-six (26) feet. In addition to the area required to facilitate vehicular access, each building wall bordering the space between structures must have a five (5) foot landscaped area consisting of five (5) shrubs, two (2) feet tall at planting, per twenty-five (25) linear feet of building wall.
8. Buffer: If the rear or side yard abuts a residential or A-R Zoning District, a minimum buffer of fifty (50) feet adjacent to such lot line shall be provided in addition to the required setback (the setback shall be measured from the buffer).
9. Lot coverage limit, including structure and parking area: sixty percent (60%) of total lot area (Adopted 06/28/01)

6-20.3

6-21. M-1 Light Industrial District.

- A. Description of District. This district is composed of certain lands and structures which are suitable for light industrial development but where proximity to existing or proposed residential or commercial districts make it desirable to limit the manner and extent of industrial operations and thereby protect the nearby residential or commercial land. (Amended 02/22/07)
- B. Permitted Uses. The following Permitted Uses shall be allowed in the M-1 Zoning District:

1. Ambulance service;
2. Amusement facilities, indoor or outdoor;
3. Appliance sales and repair;
4. Architectural or Design Firms; (Adopted 02/22/07)
5. Armories for meeting and training of military organizations;
6. Athletic events (temporary in nature);
7. Automobile or truck sales, service station, paint shop, parts store including rebuilding of parts, parking lot or garage, upholstery shop, automobile repair facilities not specifically permitted under the C-H Zoning District; (Amended 06/24/04; Amended 02/22/07)
8. Blueprinting/graphics service; (Amended 02/22/07)
9. Bookbinding;
10. Building construction/contracting and related activities, e.g. sale and storage of supplies and materials; (Amended 02/22/07)
11. Bus passenger station;
12. Cabinet sales and installation; (Adopted 02/22/07)
13. Carnivals (temporary in nature);
14. Car wash and/or detailing facility; (Amended 07/22/04)

6-21.1

15. Community fairs (temporary in nature);
16. Copy Center; (Adopted 02/22/07)
17. Dental laboratory;
18. Delivery/courier service; (Adopted 02/22/07)
19. Drive-in theater;
20. Electrical repair;

21. Engineering Firms; (Adopted 02/22/07)
22. Engraving;
23. Farmer's market;
24. Farm equipment sales;
25. Feed sales;
26. Fertilizer sales;
27. Flooring sales and installation; (Adopted 02/22/07)
28. Freezer locker service;
29. Freight express office;
30. Furniture store;
31. Glass sales;
32. Grading service; (Adopted 02/22/07)
33. Greenhouse;
34. Gunsmith;
35. Hardware;
-
36. Home furnishings; 6-21.2
37. Horse show and equine activity facilities; (Amended 07/22/04)
38. Hotel;
39. Ice storage;
40. Insecticide sales and storage;
41. Janitorial service/supply; (Adopted 02/22/07)
42. Land development firms; (Adopted 02/22/07)

- 43. Land surveying service; (Adopted 02/22/07)
- 44. Landscaping service, (Adopted 02/22/07)
- 45. Light manufacturing including the following:
 - a. Appliance and electronic device assembly plant including the manufacturing of parts for appliances and electronic devices;
 - b. Assembly of products from previously prepared materials;
 - c. Bottling and canning plant;
 - d. Ceramic products provided that kilns shall only be by gas or electricity;
 - e. Construction of signs, including painted signs;
 - f. Copperage;
 - g. Ice manufacturing;
 - h. Laundry, cleaning and dyeing plants;
 - i. Light sheet metal products such as ventilating ducts and eaves;
 - j. Musical instruments, toys, novelties, and similar products;
- 6-21.3
- k. Manufacturing of food, cosmetic and pharmaceutical products, but not including fish and meat products, sauerkraut, vinegar, yeast and rendering plants;
 - l. Machine/welding shop and related activities; (Amended 02/22/07)
 - m. Other manufacturing, processing, packaging, or handling of a similar nature which shall not emit or produce more smoke, noise, odor, dust, vibration, or fumes than the uses listed herein;
 - n. Tinsmith and roofing service.
- 46. Locksmith;

- 47. Magazine publication and distribution;
- 48. Medical laboratory;
- 49. Manufactured home salesroom and sales lot;
- 50. Newspaper publication and distribution;
- 51. Nursery, plant;
- 52. Office Equipment Service and Repair; (Adopted 02/22/07)
- 53. Office trailer;
- 54. Parking lot, automobile;
- 55. Pest control;
- 56. Petroleum bulk plant (storage);
- 57. Photostating;
- 58. Planing or saw mill;
- 59. Printing shop;
- 60. Public utility facilities;

6-21.4

- 61. Radio studio;
- 62. Railroad freight station;
- 63. Railroad passenger station;
- 64. Recreational facilities, indoor or outdoor;
- 65. Rent-alls;
- 66. Rescue squad;
- 67. Restaurants;
- 68. Restaurant supply; (Adopted 02/22/07)

- 69. Rodeo/rodeo facilities; (Amended 07/22/04)
- 70. Seed sales and storage;
- 71. Security system service; (Adopted 02/22/07)
- 72. Shell home display;
- 73. Shrubbery sales;
- 74. Taxidermist;
- 75. Taxi service;
- 76. Television studio/media productions; (Amended 02/22/07)
- 77. Tire sales;
- 78. Trade school;
- 79. Uniform services; (Adopted 02/22/07)
- 80. Utility trailer rentals and rent-alls;
- 81. Warehousing/Distribution; and (Amended 02/22/07)

6-21.5

- 82. Wholesaling.

C. Conditional Uses. The following Conditional Uses shall be allowed in the M-1 Zoning District provided that all conditions specified in Section 7-1 herein are met:

- 1. Aircraft Landing Area;
- 2. Animal Hospital, Kennel (Commercial or Non-Commercial), or Veterinary Clinic;
- 3. Experimental Labs;
- 4. Feed Lot and/or Commercial Barn;
- 5. Home Occupation; (Adopted 10/23/08)

6. Outdoor Amusement Facilities, Rides, Structures over thirty-five (35) feet in height, including, but not limited to Bungee and Parachute Jumping;
7. Recycling Facility; and
8. Self-Storage Facility (Adopted 06/24/04)
9. Single-Family Residence.

D. Dimensional Requirements. The minimum dimensional requirements in the M-1 Zoning District shall be as follows:

1. Lot area:
 - a. Where a central water distribution system is provided: 43,560 square feet (one [1] acre)
 - b. Where a central sanitary sewage and central water distribution systems are provided: 21,780 square feet (one-half [.50] acre)
2. Lot width: 125 feet
3. Front yard setback:
 - a. Major thoroughfare:

$$\frac{6-21.6}{(1) \text{ Arterial: } 100 \text{ feet}}$$

$$(2) \text{ Collector: } \text{eighty (80) feet}$$
 - b. Minor thoroughfare: sixty-five (65) feet
4. Rear yard setback: twenty-five (25) feet
5. Side yard setback: twenty-five (25) feet
6. Buffer: If the rear or side yard abuts a residential or A-R Zoning District a minimum buffer of seventy-five (75) feet shall be provided adjacent to the lot line in addition to the required setback. The setback shall be measured from the buffer.
7. Height limit: thirty-five (35) feet

8. Lot coverage limit, including structure and parking area: seventy (70) percent of total lot area
9. Screening dimensions for storage areas, loading docks and parking see Section 5-18, Section 5-19, and the Development Regulations.

6-22. M-2 Manufacturing and Heavy Industrial District.

- A. Description of District. This district is composed of certain lands and structures providing for those industrial uses which cannot comply with the regulations of the M-1 Zoning District and located in such a manner as not to be injurious to lands and development in nearby districts.
- B. Permitted Uses. The following Permitted Uses shall be allowed in the M-2 Zoning District:
1. Acid storage and manufacture;
 2. Railroad classification and repair yard;
 3. Truck terminal;
 4. Ambulance service;
 5. Appliance sales and repair;
 6. Armories for meeting and training of military organizations;
 7. Athletic events (temporary in nature);
 8. Automobile or truck sales, service station, paint shop, parts store including rebuilding of parts, parking lot or garage, tire recapping facility, upholstery shop;
 9. Blueprinting;
 10. Bookbinding;
 11. Building contracting and related activities, (e.g. sale and storage of supplies and materials);
 12. Carnivals (temporary in nature);
 13. Car wash;
 14. Catering service;
- 6-22.1
15. Community fairs (temporary in nature);

16. Drive-in theater;
17. Electrical repair;
18. Engraving;
19. Farmer's market;
20. Farm equipment sales;
21. Feed sales;
22. Fertilizer sales;
23. Freezer locker service;
24. Freight express office;
25. Furniture store;
26. Glass sales;
27. Greenhouse;
28. Hardware;
29. Home furnishings;
30. Horse show (temporary in nature);
31. Ice storage;
32. Insecticide sales and storage;
33. Light manufacturing including the following:
 - a. Appliance and electronic device assembly plant including the manufacturing of parts for appliances and electronic devices;
 - b. Assembly of products from previously prepared materials;
 - c. Bottling and canning plant;
 - d. Ceramic products provided that kilns shall only be by gas or

- electricity;
 - e. Construction of signs, including painted signs;
 - f. Copperage;
 - g. Ice manufacturing;
 - h. Laundry, cleaning and dying plants;
 - i. Light sheet metal products such as ventilating ducts and eaves;
 - j. Musical instruments, toys, novelties, and similar products;
 - k. Manufacturing of food, cosmetic and pharmaceutical products, but not including fish and meat products, sauerkraut, vinegar, yeast and rendering plants;
 - l. Machine shop and related activities;
 - m. Other manufacturing, processing, packaging, or handling of a similar nature which shall not emit or produce more smoke, noise, odor, dust, vibration, or fumes than the uses listed herein;
 - n. Tinsmith and roofing service.
- 34. Magazine publication and distribution;
 - 35. Mini-storage facilities with a unit floor space not to exceed 425 feet;
 - 36. Newspaper publication and distribution;
 - 37. Nursery, plant;
 - 38. Office trailer;
 - 39. Paint shop, automobile;
 - 40. Parking lot, automobile;
 - 41. Parts store, automobile;
 - 42. Pest control;

43. Petroleum bulk plant (storage and recycling);
44. Photostating;
45. Planing or saw mill;
46. Printing shop;
47. Public utility facilities;
48. Railroad freight station;
49. Rent-alls;
50. Rescue squad;
51. Restaurants;
52. Rodeo (temporary in nature);
53. Seed sales and storage;
54. Taxi service;
55. Tire recapping;
56. Tire sales;
57. Utilities, public facilities;
58. Utility trailer rentals and rent-alls;
59. Warehousing; and
60. Wholesaling.

6-22.4

- C. Conditional Uses. The following Conditional Uses shall be allowed in the M-2 Zoning District provided that all conditions specified in Section 7-1 herein are met:

1. Aircraft Landing Area;

2. Experimental lab;
3. Heavy Manufacturing, packaging, processing or handling of materials;
4. Home Occupation; (Adopted 10/23/08)
5. Junk Yard or Auto Grave Yard;
6. Landfill;
7. Mining or Quarrying;
8. Single-Family Residence; and
9. Transfer Station for Household and Commercial Garbage.

D. Dimensional Requirements. The minimum dimensional requirements in the M-2 Zoning District shall be as follows:

1. Lot area: 87,120 square feet (two [2] acres)
2. Lot width: 125 feet
3. Front yard setback:
 - a. Major thoroughfare:
 - (1) Arterial: 100 feet
 - (2) Collector: eighty (80) feet
 - b. Minor thoroughfare: sixty-five (65) feet
4. Rear yard setback: twenty-five (25) feet
5. Side yard setback: twenty-five (25) feet

6-22.5

6. Buffer: If the rear or side yard abuts a residential or A-R Zoning District a minimum buffer of seventy-five (75) feet shall be provided adjacent to the lot line in addition to the required setback. The setback shall be measured from the buffer.
7. Height limit: thirty-five (35) feet

8. Lot coverage limit, including structure and parking area: seventy (70) percent of total lot area
9. Screening dimensions for storage areas, loading docks and parking see Section 5-18, Section 5-19, and the Development Regulations.

6-22.6

6-23. Planned Unit Development.

A. Purpose. The intent of this section is to:

1. Encourage the development of large tracts of land as: Planned Residential Developments (PRD), Planned Industrial Parks (PIP), Planned Retreats or Lodges (PRL), Planned Entertainment Farming (PEF), and Planned Outdoor

Recreation (POR);

2. Encourage flexible and creative concepts in site planning;
3. Preserve the natural amenities of the land by encouraging scenic and functional open spaces;
4. Accomplish a more desirable environment than would be possible through the strict application of minimum requirements of this Ordinance;
5. Provide for an efficient use of land resulting in smaller networks of utilities and streets and thereby lower development and housing costs; and
6. Provide an environment of stable character compatible with surrounding areas.

B. Ownership control. At the time a final plat of the Planned Unit Development has been approved by the Planning Commission, as required by this Ordinance, the land comprising the area for the Planned Unit Development shall be under one ownership, i.e., either an individual, a corporation or some other single legal entity. Individual lots may be sold only after the final plat has been approved and recorded and the deed contains sufficient covenants assuring the continuance of the Planned Unit Development as originally approved and developed.

C. Development standards. Each Planned Unit Development shall meet the following standards in addition to any other as hereinafter set forth:

1. The development shall utilize creative or flexible design including, but not limited to, varied lot sizes, amenities, mixed uses, etc.;
2. The development shall be compatible with surrounding uses and with the Land Use Plan of Fayette County;

6-23.1

3. Paving of roads. Developers of approved Planned Unit Developments shall be required to pave all new subdivision streets contained within said development in conformance with the rules and regulations of the Development Regulations of Fayette County. Improvements to existing County-maintained roads or planned County roads which pass through a Planned Unit Development will be handled conditionally at the time of rezoning or at the time of a revision to a development plan. However, in any

Planned Retreat or Lodge (PRL), the developer shall be required to provide for all-weather roads suitable for the passage of emergency vehicles.

D. Relation to zoning districts. An approved Planned Unit Development shall be considered to be a separate zoning district in which the development plan, as approved, establishes the restrictions and regulations according to which development shall occur. Upon approval, the zoning map shall be changed to indicate the area as a Planned Unit Development.

E. Planned Residential Development.

1. Purpose. The intent of a Planned Residential Development is to encourage creativity and resourcefulness in land planning and development and to provide parks and recreational facilities for the residents of the development.

2. Permitted Uses. Planned Residential Developments may contain single-family dwellings, two-family dwellings, townhouses, or a combination thereof. Customary home occupations and residential accessory buildings and uses shall also be allowed.

3. Minimum Dimensional and Other Requirements. The minimum dimensional requirements in the PRD shall be as follows:

a. Development size: 100 contiguous acres located within residential zoning districts

b. Each single-family dwelling shall be placed on a separate lot.

c. Side yard setback: fifteen (15) feet

d. Rear yard setback: thirty (30) feet

6-23.2

e. Maximum density: four (4) units per acre (single-family attached); and one (1) unit per acre (single-family detached). For purposes of this section, density shall be interpreted as the number of dwelling units per net acre devoted to residential development.

4. Common Open Space Requirements. Planned Residential Developments shall meet the following common open space requirements:

- a. A minimum of 2,500 square feet per lot shall be reserved for open space. The open space shall not be located in the following areas: street rights-of-way (public or private); all land located within the 100-year flood plain; water impoundments; and all lands proposed to be dedicated to a governing authority.
 - b. The open space shall be deeded to and maintained by the Property Owners Association, comprised of the residents of the development. The initial owner of the development shall be responsible for the organization of said association. The organization, responsibilities and financing of the Property Owners Association shall be established in appropriate deed covenants, which shall run with the land and which shall appear in each and every deed of property given by the initial owner.
5. General Deed Covenants. Appropriate deed covenants, which shall run with the land, shall be made a part of each deed of property given by the initial owner of the development in order to ensure the continuance of the Planned Residential Development in accordance with all approved plans and this section. A copy of the covenants must be given to the Zoning Administrator as a part of the record of the Planned Residential Development.
6. Stage Development. The entire development may be divided into logical geographical sections for the purposes of construction, landscaping, etc., subject to the approval of the Planning Commission.
7. Performance Bond. The initial owner shall furnish such bond or bonds as may be deemed by the County Engineer, in a form acceptable to the County Attorney, reasonably required to assure performance of the Planned Residential Development plan and to protect the public interest in the event of abandonment of said development prior to completion.

6-23.3

F. Planned Industrial Park.

1. Purpose. The intent of a Planned Industrial Park (PIP) is to encourage the development of a localized industrial park designed to meet light and heavy industrial purposes.
2. Permitted Uses. All those uses permitted in the M-1 and M-2 Zoning Districts shall be allowed in the PIP.
3. Minimum Dimensional and Other Requirements. The minimum

requirements for a PIP shall be as follows:

- a. Location: M-1 or M-2 Zoning District
- b. The development shall have access and egress only to an Arterial Thoroughfare.
- c. Development size: ten (10) acres
- d. Front, side, and rear yard setbacks along the exterior boundaries of the development shall be consistent with either the M-1 or M-2 Zoning District, whichever is applicable.
- e. Height limit: thirty-five (35) feet

G. Planned Retreat or Lodge.

- 1. Purpose. The intent of a Planned Retreat or Lodge (PRL) is to provide a development exclusively designed to accommodate the assembly of a group or organization whereby food and lodging may be furnished for a definite and temporary period.
- 2. Permitted Uses. All those uses allowed in the A-R Zoning District shall be allowed in a PRL.
- 3. Minimum Dimensional and Other Requirements. The minimum requirements for a PRL shall be as follows:

- a. Location: A-R Zoning District
- b. Development size: fifty (50) acres

6-23.4

- c. Maximum density: one (1) unit for each ten (10) acres of the development
- d. Each structure whose principal purpose is to provide housing shall have access to a street maintained by the County. Said access shall have a minimum width of sixty (60) feet.
- e. No structure shall be permitted within 150 feet of the right-of-way of any abutting street maintained by the County.
- f. A buffer zone of 150 feet shall be provided around the periphery of

the development.

- g. Height limit: thirty-five (35) feet

H. Planned Entertainment Farming.

1. Purpose. To allow certain incidental uses to an active farming operation to preserve agricultural areas. An active farming operation is defined as any area of 100 or more acres from which \$10,000 or more of agricultural products are grown and sold on an annual basis. Income verification may be required. Agricultural products are defined here as the growing of annual crops, the raising of livestock and/or horses, and dairy farming.
2. Permitted Uses. The following Permitted Uses shall be allowed in a PEF:
 - a. Single-family dwelling and accessory uses and structures associated with the single-family dwelling exclusively as per Section 5-10;
 - b. Farm buildings (must be bonafide structures related to the farming operation);
 - c. Growing of crops;
 - d. Raising and Selling livestock;
 - e. Dairy farm and production;
 - f. Greenhouses and Shrubbery sales;
 - g. Farmer's market (limited to sales of crops grown on premises by owner of property);
 - 6-23.5
 - h. Pick-your-own produce;
 - i. Processing of agricultural products (must meet Conditional Use requirements per the A-R Zoning District);
 - j. Horse stables and Horseback riding;
 - k. Horse show (by permit, temporary, fourteen [14] days per year);
 - l. Rodeo (by permit, temporary, fourteen [14] days per year);
 - m. Petting zoo;

- n. Educational tours;
- o. Picnicking;
- p. Sit down restaurant, Banquet facility, Bakery and Catering (no drive-thru, and no selling of alcoholic beverages, shall be permitted) (minimum seating capacity of fifty [50] persons);
- q. Gift shop in association with Restaurant only; and
- r. Pay fishing and bait sales in association with Pay fishing.

3. Minimum Dimensional and Other Requirements. The minimum requirements for PEF shall be as follows:

- a. Location: A-R Zoning District
- b. Development size: 100 acres
- c. Single-family dwellings and those accessory uses and structures associated with the single-family dwelling shall meet those requirements established within the A-R Zoning District.
- d. All other non-residential structures shall meet the following setbacks:
 - (1) Front yard: 200 feet
 - (2) Rear yard: 100 feet
 - (3) Side yard: 100 feet
- e. A Site Plan is required indicating the location of all structures/activities.
- f. All parking and access areas must be paved and landscaped per the Development Regulations.
- g. All service areas shall be screened per Sections 5-18 and 5-19 herein.
- h. All parking and service areas must be to the rear of any restaurant building.

- i. Only structures whose principal purpose is for the storage of farm equipment and/or animals shall have a metal facade. All other structures shall have a non-metallic facade.
- j. Must comply with all County, (including Fire Marshal), State and Federal requirements.

I. Planned Outdoor Recreation.

- 1. Purpose. The intent of a Planned Outdoor Recreation Development (POR) is to provide the residents of Fayette County adequate recreational opportunities outside of existing public facilities, parks, private recreation and amenity areas.
- 2. Permitted Uses. The following Permitted Uses shall be allowed in a POR:
 - a. Outdoor Athletic Fields;
 - b. Outdoor Athletic Courts;
 - c. Accessory Uses:
 - (1) Picnic and Playground Areas;
 - (2) Concession Facilities;
 - (3) Press Box Facilities;
 - (4) Restroom Facilities;
 - (5) ^{6-23.7} Maintenance and/or Equipment Facilities;
 - (6) Ticket Sales Facilities;
 - (7) Bleachers;
 - (8) Dugouts;
 - (9) Lights; and
 - (10) Scoreboards.
- 3. Prohibited Uses. The following uses shall be prohibited in a POR:

- a. Motorized or other Wheeled Vehicle Sports;
 - b. Swimming Pools and Water related activities;
 - c. Archery;
 - d. Firearms and Target Range;
 - e. Explosives and Fireworks;
 - f. Paintball and similar activities; and
 - g. Amusement Park activities and rides.
4. Minimum Dimensional and Other Requirements. The minimum requirements for a POR shall be as follows:
- a. Development size: fifty (50) acres
 - b. The development shall have ingress and egress only to an Arterial Thoroughfare as designated by the Fayette County Thoroughfare Plan.
 - c. Maximum number of outdoor athletic fields and/or courts: eight (8)

6-23.8

- d. Setbacks:
 - (1) No Permitted Uses shall be allowed within 100 feet of the right-of-way.
 - (2) No Permitted Uses shall be allowed within 500 feet from any A-R or residential zoning district.
 - (3) No Permitted Uses shall be allowed within fifty (50) feet from any non-residential zoning district.
- e. A buffer of 100 feet plus the required setbacks shall separate all Permitted Uses from any A-R or residential zoning district. Off-street parking areas may be located within the setback areas.

- f. Landscaping and buffer areas shall be planted in accordance with the Development Regulations.
- g. Paved access and paved parking shall be provided as follows:
 - (1) Forty (40) spaces per outdoor athletic field; and
 - (2) Ten (10) spaces per outdoor athletic court.
- h. Hours of operation are to be determined at the time of development plan approval. No play permitted after 10:00 P.M.
- i. Lights must be established in such a way that adjacent properties and residents are not adversely affected, and that no direct light is cast upon said properties and residents. No lighting permitted after 10:30 P.M.
- j. Adequate trash receptacles and grounds maintenance must be provided to maintain a litter free recreation area. Dumpsters must be screened on all sides.
- k. Outside loudspeaker system use permitted until 10:00 P.M.
- l. Height limit: thirty five (35) feet, with the exception of lights.

6-23.9

- J. Review and Approval Procedures. The following procedures shall be followed in the establishment of each and every Planned Unit Development:
 - 1. Pre-Application Conference. Prior to filing a formal application for a Planned Unit Development, the applicant shall meet with the Zoning Administrator in order to review the general character of the proposed development, i.e., its scope, nature and location. At this time, the applicant shall be fully advised of the approval procedures contained herein and the various information, studies, etc., which the applicant may need in order to continue with the said procedures.
 - 2. Pre-Recommendation Meeting(s). Prior to meeting the Planning Commission for a final approval, the applicant shall meet with the Planning Commission in a plan review session(s). At this meeting, the applicant shall be required to review any plan with the Planning Commission and provide preliminary data concerning said plan as required by the Planning

Commission.

3. Recommendation. An applicant shall submit a petition to the Planning Commission for its recommendation of the Planned Unit Development. This petition shall contain a Development Plan and a written summary of intent, and shall show the relation between the proposed development and the surrounding area, both proposed and existing.

The Planning Commission shall make its determination on the basis of the information contained in the Development Plan, any other information, and the purposes and standards of a Planned Unit Development, as contained herein.

4. Development Plan. The following information shall be submitted as the Development Plan:

- a. General location map;
- b. Current topographical map clearly showing existing topographic conditions, including contour intervals of no more than twenty (20) feet based on field survey or photogrammetric methods;
- c. Map showing the existing flood plains and flood soil as indicated by FEMA;

6-23.10

- d. Existing and proposed land uses in the development site and in surrounding areas for a distance of one (1) mile, including the approximate location of all streets;
- e. Legal description of the subject property;
- f. Location and use of existing and proposed public, semi-public, or community facilities such as schools, parks and other open space. This will include areas proposed to be deducted or reserved for community or public use;
- g. Perspective drawings of representative building types for all non-residential structures which indicate the proposed general architectural style and appearance; and
- h. If a proposed development creates special problems or involves

unusual circumstances, additional information may be required in order to properly evaluate the proposal as follows:

- (1) Off-street parking and loading plan;
- (2) Economic feasibility report or market analysis;
- (3) Area traffic study and circulation plan within the development and to and from existing thoroughfares;
- (4) Hydraulic, hydrologic; and drainage engineering studies; and
- (5) Other information as may be requested.

5. Summary of Intent. The written statement submitted with the Development Plan shall include the following information:

- a. Statement of the present ownership of all land within the proposed development;
- b. Explanation of the character of the proposed development, including a summary of acres, dwelling units, gross density by type of land use, and minimum standards for floor area, lot size, yard and spacing requirements;

6-23.11

- c. General statement of the proposed development schedule and progression of unit development or staging; and
- d. Agreements, provisions, and covenants which govern the use, maintenance, and protection of the development and any common or open space, including the provisions which will organize, regulate and sustain the Property Owners Association, where applicable.

6. Approval.

- a. An application for approval of a Planned Unit Development shall be considered administratively as a petition for rezoning and will be subject to the procedures established in this Ordinance.
- b. After review and public hearing, the Board of Commissioners may disapprove, approve or approve with modifications the proposed development after receiving the recommendations of the Planning

Commission.

- c. If the proposed development is approved as submitted, the Zoning Administrator shall cause the official zoning map to be changed to indicate the Planned Unit Development. If the plan is approved with modifications, the applicant shall file written notice of consent to the modification and a properly revised Development Plan with the Zoning Administrator prior to changing the map. The Development Plan and all other accompanying information shall be properly identified and permanently filed with the Zoning Administrator.

7. Subdivision Approval.

- a. At the option of the applicant, a preliminary subdivision plat may be filed along with the Development Plan in order that tentative approval of the subdivision by the Planning Commission may be granted, pending the approval by the Board of Commissioners of the Development Plan.
- b. In no case shall final subdivision approval precede the approval of the Development Plan.

6-23.12

- c. Site development regulations, specifications, and procedures governing the platting of a Planned Unit Development and plat approval shall be in accordance with the Fayette County Subdivision Regulations and Development Regulations.

8. Building and Occupancy Permits. The Zoning Administrator shall approve of the issuance of building permits for buildings and structures in the Planned Unit Development if they are in substantial conformity with the approved Development Plan, the development schedule, and with all other applicable regulations. A certificate of occupancy shall be issued for any completed building or structure if it conforms to the requirements of the approved Development Plan and all other applicable regulations.

9. Revision of Development Plan. Any change in the approved Development Plan, which affects the intent and character of the development, the density or land use pattern, the location or dimensions of streets, or similar substantial changes, must be reviewed and approved by the Board of Commissioners upon the recommendation of the Planning Commission. A request for a

revision of the Development Plan shall be supported by a written statement as to why the revisions are necessary or desirable.

6-23.13

6-24. C-S, Conservation Subdivision (Adopted in its entirety 12/05/01)

- A. Purpose. The intent of this section is to create a residential Conservation Subdivision procedure. A Conservation Subdivision is a residential subdivision where lots are reduced in size and clustered to protect the natural attributes of the site and provide open space. This open space will be protected from development in perpetuity and will be utilized to protect water quality, water bodies, wetlands, riparian buffers, woodlands, archaeological resources, historic resources, agricultural areas and scenic areas. This open space will also provide flood protection, a reduction in soil erosion and be utilized for recreation. The aforementioned attributes should be taken into consideration in the design of the subdivision. The first step in designing a Conservation Subdivision is to locate and delineate the area and natural attributes to be preserved. The residential lots are located outside of this area. In addition, the clustering of lots can result in lower infrastructure costs both for installation and maintenance. The creation of the Conservation Subdivision Zoning District is to assist Fayette County in fulfilling the goal of permanently protecting 20 percent of the county as greenspace per the Georgia Greenspace Program. The Conservation Subdivision Zoning District is intended for those areas designated Low Density Residential (1 unit/1 to 2 acres) and Rural Residential (1 unit/2 to 3 acres) on the

B. Rezoning Requirements. The following is required for a rezoning request for the Conservation Subdivision Zoning District in addition to what is normally required for a rezoning request:

1. A request for the Conservation Subdivision Zoning District will require a Yield Plan. The number of lots allowed in a Conservation Subdivision will be determined by a Yield Plan which is a conventional subdivision design based on the dimensional requirements of the R-70 Zoning District. This concept is referred to as Neutral Density. The Yield Plan must contain the check list requirements available in the office of the Zoning Administrator. Staff analysis of the Yield Plan will add an additional month to the normal rezoning schedule.
2. The Concept Plan required for the rezoning petition will act as the Development Plan for the development. The Concept/Development Plan, as approved, shall establish the layout and uses planned for the development. Any change in the approved Concept/Development Plan, which affects the intent and character of the development, the density or land use pattern, the location or dimensions of streets, or similar substantial changes, must be reviewed and approved by the Board of Commissioners upon the

6-24.1

recommendation of the Planning Commission. A request for a revision of the Concept/Development Plan shall be supported by a written statement as to why the revisions are necessary.

Each Conservation Subdivision shall consist of two areas: the Residential Area and the Conservation Area. The Conservation Area will consist of the environmentally sensitive areas including waterways, water bodies, watershed protection areas, floodplains, wetlands, riparian buffers and woodlands, as well as agricultural areas, existing agricultural structures and historical structures. The Conservation Area will remain in a natural and undisturbed state with minimal improvements and will be regulated in a manner consistent with the Georgia Greenspace Program requirements to the greatest degree possible.

In addition to what is normally required on the Concept Plan, The Concept/Development Plan must include the following;

- a. A delineation of the attributes (see Purpose) of the site which will be preserved;
- b. A delineation of the Residential Area and the Conservation Area

including the acreage within each area;

- c. Uses and improvements planned for the Conservation Area with the acreage devoted to each; and
- d. Indicate and label existing structures to remain.

C. Uses Permitted within the Residential Area of a Conservation Subdivision. The following permitted uses shall be allowed in the Residential Area of the C-S Zoning District:

- 1. Single-family dwelling; and
- 2. Residential accessory buildings and uses.

D. Conditional Uses Permitted within the Residential Area of a Conservation Subdivision. The following Conditional Uses shall be allowed in the Residential Area of C-S Zoning District provided that all conditions specified in Section 7-1 herein are met:

- 1. Home Occupation;
- 2. Developed Residential Recreational/Amenity Areas; and
- 3. Telephone, Electric or Gas Sub-Station or other Public Utility Facilities.

6-24.2

E. Uses Permitted within the Conservation Area of a Conservation Subdivision. The following permitted uses and structures shall be allowed in the Conservation Area of the C-S Zoning District:

- 1. Trails and paths (impervious trails and paths are limited to five percent of the Conservation Area and trails and paths must comply with the Watershed Protection Ordinance in terms of impervious surface requirements);
- 2. Picnic areas which can include picnic tables, grills, benches, playground equipment (swing sets, slides, etc.). Picnic Areas are required to be setback 50 feet from any residential property line and are limited to five percent of the Conservation Area;
- 3. Community gardens for the use of the residents of the subdivision only;
- 4. Horse stables, animal containment areas and training/riding facilities for the use of the residents of the subdivision only are required to be setback 50 feet from any residential property line;

5. The maintenance of existing orchards and groves including the harvesting of fruit and nuts;
6. The maintenance of existing pastures including the harvesting of hay; and
7. The maintenance of existing farm fields used for row crops including the harvesting of crops. Said fields must be outside of watershed protection areas as described in the Watershed Protection Ordinance. All areas within a watershed protection area can no longer be used for row crops. The area within a watershed protection area could be used in accordance with 6. above.

F. Dimensional Requirements. The minimum dimensional requirements within the Residential Area in the C-S Zoning District shall be as follows:

1. Lot area per dwelling unit:
 - a. Where central sanitary sewage or central water distribution system is provided: 43,560 square feet (one [1] acre)
 - 6-24.3
 - b. Where neither a central sanitary sewage nor a central water distribution system is provided: 65,340 square feet (one and one-half [1.5] acres)
2. Lot width per dwelling unit:
 - a. Major thoroughfare:
 - (1) Arterial: 150 feet
 - (2) Collector: 150 feet
 - b. Minor thoroughfare: 125 feet
3. Floor area: 2,100 square feet
4. Front yard setback:
 - a. Major thoroughfare:
 - (1) Arterial: 100 feet

- (2) Collector: seventy-five (75) feet
 - b. Minor thoroughfare: fifty (50) feet
 - 5. Rear yard setback: thirty (30) feet
 - 6. Side yard setback: twenty (20) feet
 - 7. Height limit: thirty-five (35) feet
- G. Use of Existing Structure. The preservation of existing historic residential structures listed in the Architectural Survey of Fayette County is encouraged as these structures can be used as residences or community facilities for the subdivision. Existing residential structures used for a community facility must meet all applicable building and safety codes and will be regulated as a Conditional Use under Developed Residential Recreational/Amenity Areas. The preservation of existing agricultural structures is also encouraged as they will assist in maintaining a rural character. The use of these residential and agricultural structures will be subject to the approval of the Zoning Board of Appeals in terms of nonconformance with this zoning district.

6-24.4

- H. Conservation Area Requirements. The Conservation Area of the subdivision shall meet the following requirements:
- 1. Ownership. Title to the Conservation Area must be conveyed to one of the following entities:
 - a. A Home Owners Association that has been established according to OCGA 44-3-220;
 - b. A Conservation Trust organization approved by the Fayette County Board of Commissioners; or
 - c. The Fayette County Board of Commissioners (for Conservation Areas with no structures only).
 - 2. Size. Each development eligible for treatment as a Conservation Subdivision must place at least 40% of the total subject property into the Conservation Area notwithstanding the yield plan. This area must be described by metes and bounds.
 - 3. Permanent Protection. Each Conservation Area regardless of ownership must have a conservation easement as approved by the county attorney filed in the records of the Fayette County Clerk of Superior Court. The easement

shall reserve the Conservation Area to conservation uses as defined herein in perpetuity.

6-24.5

6-25. BTP Business Technology Park District
(Adopted in its entirety 08/27/09)

- A. Purpose. The purpose of the Business Technology Park District (BTP) is to provide a business/employment center in a planned campus setting with internal streets serving individual lots that contain a single business or multi-tenant buildings housing uses which are free from such nuisances as noise, vibration, smoke, gas, fume, odor, dust, radiation or other injurious or noxious conditions related to those uses. Additional requirements would include architectural standards. This district is to provide for high tech firms, light manufacturing/distribution firms, and professional firms with some support establishments (commercial and personal services) primarily for the employees.
- B. Permitted Uses. The following Permitted Uses shall be allowed in the BTP Zoning District:
 - 1. Business, professional, or government offices;
 - 2. Scientific, medical, or research laboratories;
 - 3. Business support centers and call centers;
 - 4. Financial, credit, real estate and insurance establishments;
 - 5. Publishing and printing;
 - 6. Computer services and information technology;
 - 7. Television/radio broadcasting studio, media productions and

- telecommunication;
- 8. Training center, trade schools, and vocational centers;
- 9. Colleges and universities (classrooms and administration only);
- 10. Warehousing, wholesaling and/or distribution of products and merchandise, but not including retail sales of consumer goods such as are usually sold to the general public;
- 11. Shipping and courier service; and
- 12. Light manufacturing and fabricating and assembling of products, including, but not limited to the following:
 - a. Production of food, beverages, cosmetics, and pharmaceuticals, but not including fish and meat products, sauerkraut, vinegar, yeast, and rendering plants;
 - b. Fabrication and assembly of metal, wood, cloth, and plastic products; and
 - c. Production of computer and electronic components and products.

6-25.1

Each BTP development will consist of two basic sets of uses: the business uses consisting of Permitted Uses 1. through 9. and the light manufacturing/distribution uses consisting of Permitted Uses 10. through 12.

- C. Conditional Uses. The following Conditional Uses shall be allowed in the BTP Zoning District provided that all conditions specified in Section 7-1 herein are met:

- 1. Single-Family Residence; and
- 2. Colleges and Universities.

- D. Dimensional Requirements. The minimum dimensional requirements in the BTP shall be as follows:

- 1. Minimum Site Area for a BTP Development: 20 acres
- 2. Lot Area: 87,120 square feet (two [2] acres)
- 3. Lot width: 500 feet
- 4. Front yard setback:
 - a. Major thoroughfare:

- (1) Major Arterial: 100 feet
 - (2) Arterial: 100 feet
 - (3) Collector: 80 feet
- b. Minor thoroughfare: 65 feet
- 5. Rear yard setback: 25 feet
- 6. Side yard setback: 25 feet
- 7. Buffer: If the rear or side yard abuts a residential or A-R Zoning District, a minimum buffer of 75 feet shall be provided adjacent to the lot line, in addition to the required setback. The setback shall be measured from the buffer.

6-25.2

The business use areas shall be separated from the light manufacturing/distribution use areas by a 30 foot buffer.

- 8. Height limit: 40 feet
- 9. Lot coverage limit, including structure and parking area: 70 percent of total lot area.
- 10. Outside Storage and Refuse Area Requirements. The following requirements shall apply to outside storage and refuse areas. Where this section contradicts any other requirement, the most restrictive shall apply.
 - a. Outside storage of merchandise, equipment, and parts shall be allowed in rear yards only, subject to screening, setback and buffer requirements.
 - b. All refuse areas shall be allowed in side or rear yards only, shall be screened, and comply with the required buffers and setbacks.
- 11. Each BTP development shall have a minimum of 500 feet of frontage, and access, on an Arterial street as specified by the Fayette County Thoroughfare Plan.

E. Other Requirements.

1. Utilities. All utilities shall be underground.
2. Multi-tenant Buildings.
 - a. Location – Developable frontage on a major arterial road to a minimum depth of 300 feet shall be reserved for Multi-tenant Buildings.
 - b. Multi-tenant building in this area will be limited to the aforementioned light business uses.

6-25.3

- c. Support Uses – In addition to the Permitted Uses in section B, no more than 20 percent of the floor area of an individual multi-tenant building may consist of business operations providing support services for the larger development. Permitted support service uses include:
 - (i) Restaurant/restaurant take-out (No drive-through, drive-in, or free standing facilities shall be allowed);
 - (ii) Personal Services;
 - (iii) Convenience store (no gasoline sales);
 - (iv) Blueprinting, graphic, and copying service;
 - (v) Office and computer supplies; and
 - (vi) Cellular phone/communication device supplies and service.
- F. Rezoning Requirements. The following is required for a rezoning request for the BTP Zoning District in addition to what is normally required for a rezoning request:
1. A Development Plan is required for the rezoning petition and will take the place of the required Concept Plan. The Development Plan, as approved, shall establish the layout and uses planned for the

development. Any change in the approved Development Plan, which affects the intent and character of the development, the land use pattern, the location or dimensions of streets, or similar substantial changes, must be reviewed and approved by the Board of Commissioners upon the recommendation of the Planning Commission. A request for a revision of the Development Plan shall be supported by a written statement as to why the revisions are necessary.

The Development Plan must include what is normally required on the Concept Plan as well as the following;

- e. A delineation of the business use area and the light manufacturing/distribution use area including the acreage within each area and the 30 foot separation buffer;

6-25.4

- f. A delineation of the internal transportation network including roads, multi-use paths, and inter-parcel access/roads as applicable.
- g. Requirements of any overlay zone which is applicable to the property; and
- h. Indicate and label existing structures to remain.

6-25.5